

January 22, 2014

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone: (301) 589-5318

**Re: Application for an U.S. EPA Brownfields Assessment Grant for the Park
District of Forest Park's Former Roos Property Site, Forest Park, IL**

Dear Mr. West,

The Park District of Forest Park, Illinois (PDFP) is pleased to submit this application to the United States Environmental Protection Agency (U.S. EPA) for a \$168,520 Brownfields Assessment Grant for its recently acquired Former Roos Property.

The property was first developed almost 100 years ago and has been used for commercial and light industrial purposes. When obtained, the property had been abandoned for over 4 years, the large three story building located there was structurally unsound and unsafe, and the site was an attractive nuisance and an eyesore for the community. Due to exceptionally unsafe conditions, including collapse of part of the roof and a wall that occurred during a severe storm soon after the PDFP acquired the property, the Village of Forest Park ordered an emergency demolition of the building in order to prevent the building from collapsing onto an adjacent railroad and expressway, to protect homeless people and vandals that frequented the property and to protect the public. The PDFP completed an asbestos and lead paint investigation and abatement prior to building deconstruction, which is substantially complete. The PDFP also enrolled the property into the Illinois EPA's Site Remediation Program (SRP) in order to seek a Comprehensive No Further Remediation letter. Previous environmental investigations, including by the PDFP, indicate that soil at the property contains (1) low levels of metals and polynuclear aromatic hydrocarbons at concentrations exceeding residential soil cleanup levels over a widespread area, and (2) high levels of volatile organic compounds in an isolated area. Due to project and grant award timing, the PDFP is submitting a cleanup grant application for the property under separate cover.

There is a significant need to complete the site assessment, remediate and redevelop the Former Roos Property for the benefit of the applicant, the PDFP, and the Village of Forest Park and its residents. For example, it is expected that part of the site will be used as open space, or will permit other space to be used for open space, at other PDFP property. The Village of Forest Park, the community primarily served by the PDFP, has significantly less open space per capita than the national average due to its urban setting. Development of the Former Roos Property by the PDFP also has a high probability of success. The PDFP has successfully developed tracts of land immediately adjacent to and west of the Former Roos Property that include baseball fields, an aquatic center, tennis courts, soccer area, and playground areas. The Village of Forest Park endorses a

green policy that includes centrally locating facilities in close proximity. This policy reduces (1) the need for automobile travel and (2) the amount of parking spaces (and resulting stormwater runoff) for multiple, concurrent sporting activities, and the redevelopment of the Former Roos property will promote these goals. In addition, the community strongly supports redevelopment of the property which is evidenced by the fact that in 2010 a solid majority of voters passed a referendum increasing the PDFP taxing authority and in turn its ability to issue bonds to purchase and redevelop the property. For these and other reasons set out in our application, the PDFP should be provided the requested grant.

The following information applies to the PDFP's grant application:

Applicant Identification: Park District of Forest Park, 7501 Harrison Street, Forest Park, IL, 60130

Applicant DUNS Number: 113988257

Funding Requested: \$168,520 for Site-Specific Assessment Grant (Hazardous Substance)

Location Served: Forest Park, Cook County, IL

Property Name and Site Address: Former Roos Property, 7329 Harrison Street, Forest Park, IL, 60130

Project Director:
Larry Piekarz
Executive Director
Park District of Forest Park
Phone: (708) 366-7500 x12
Email: lpiekarz@pdofp.org

Highest Ranking Elected Official:
Roy J. Sansone
President, Board of Commissioners
Park District of Forest Park
Phone: (708) 366-7500
Email: rsansone@pdofp.org

Submittal Date: January 22, 2014

Project Period: Two Years

Population: 14,167

Other Factors: Firm leveraging commitments, green remediation plans, and climate change (see attached checklist)

Thank you for your consideration of the Park District of Forest Park's grant application. We look forward to partnering with the U.S. EPA at the Former Roos Property to allow for all the additional health, environmental, and social benefits that can be recognized by completing the site assessment and cleaning up the site.

Sincerely,


Roy J. Sansone
President, Board of Commissioners
Park District of Forest Park

RANKING CRITERIA FOR ASSESSMENT GRANTS

V.B.1 COMMUNITY NEED

V.B.1.a Targeted Community and Brownfields

V.B.1.a.i Targeted Community Description

The Park District of Forest Park (PDFP) is submitting this Brownfields Assessment Grant application to request funds for the cleanup of the Former Roos Property located at 7329 Harrison Street in Forest Park, IL. The PDFP is a unit of local government and is a separate and distinct entity from the Village of Forest Park (Forest Park), though the boundaries of the PDFP are essentially co-terminous with those of Forest Park. Although the PDFP primarily serves the residents of the Village of Forest Park, people from other mostly neighboring communities also use PDFP facilities and, as is the case for all Illinois park districts and as is provided by Illinois law, the PDFP holds its property in trust for all of the people of the State of Illinois. The PDFP intends to develop the Former Roos Property for recreational use by the residents of these target communities.

The Village of Forest Park is located both north and south of the I-290 expressway, about 10 miles west of downtown Chicago and less than 2 miles from Chicago's western boundary. Forest Park has a very rich history dating back to the first settlers in 1856, when its boundaries included parts of River Forest and Oak Park. The community (formerly part of a larger town called Harlem) officially became incorporated under the name of Forest Park on April 17, 1907. Several large industrial factories were established in the Village in the early 1900's, including the Roos Cedar Chest factory which was built in 1918 and the Ferrara Pan Candy Company, which still is in operation and is located east of the Former Roos Cedar Chest factory.

V.B.1.a.ii Demographic Information

Forest Park has a population of 14,167 residents from racially and socially diverse backgrounds. The population of African Americans is approximately double the Illinois average, and the Village is the home to the second largest same sex couple population per capita in Illinois and 100th largest same sex couple population per capita in the U.S. Demographic data for Forest Park is provided in the table below.

	Target Community (by Census Tract)	County/City	State	National
Population ¹	14,167	5,194,675	12,830,632	308,745,538 ¹
Unemployment ²	Not Reported	9.8	9.0	7.3
Poverty Rate	7.4	15.8	13.1	15.1% ³
Percent Minority	44.8	44.6	28.5	26.7% ¹
Median Household Income	\$51,706	\$54,598	\$56,576	\$52,762

¹ U.S. Census Bureau, 2010

² Unemployment data is August 2013; non-seasonally adjusted employment rate data from Illinois Department of Employment Security

³ 2010 American Community Survey

V.B.1.a.iii Brownfields

For almost a decade the Former Roos Property has been an attractive nuisance and is an eyesore for the community. The property is located adjacent to existing PDFP park facilities and across from commercial and retail business. Single and multiple family housing are located nearby. The property was initially developed with the Roos Cedar Chest factory in 1916. Circa early 1960s, the building was occupied by a lithograph printing company and multiple other businesses including Fisher Pen Company. Throughout the years, the building was expanded, and as recently as 2005, covered approximately 90 to 95 percent of the property. In 2005, a developer attempted and failed to convert the Roos building into lofts and townhomes. During this time, most of the building additions were demolished, leaving the oldest portions of the building intact. As commercial foreclosure worked its way through banks and courts for years, the building fell into disrepair. In addition, a significant amount of open dumping occurred on the property. Due to exceptionally unsafe conditions, including collapse of part of the roof and a wall that occurred during a severe storm soon after the PDFP acquired the property, the Village of Forest Park ordered an emergency demolition of the building in order to prevent the building from collapsing onto an adjacent railroad and expressway, to protect homeless people and vandals that frequented the property and to protect the public. The buildings have been deconstructed to grade.

Previous assessment efforts have identified the presence of a 3 to 5 foot thick fill layer across the property that contains low level PAHs and metals. In addition, an area of soil and perched groundwater impacted with chlorinated solvents located near the central portion of the property has been identified. The source of the chlorinated solvents is unknown.

V.B.1.a.iv Cumulative Environmental Issues

The Village of Forest Park is located in Cook County along the Eisenhower (I-290) Expressway in the near western suburbs of Chicago, Illinois. Cook County has for decades been in severe or moderate nonattainment of ozone and particulate national ambient air quality standards due to automobile transportation and industrial and utility activities in the county. Residents in villages located along major expressways like I-290, including Forest Park, have been exposed disproportionately to higher levels of air pollutants than residents of outlying suburbs of Chicago that use the expressway. In addition, the Illinois Department of Transportation is in the process of developing alternatives for improvements for I-290, and all alternatives that have been developed include adding two additional lanes.

The International Agency for Research on Cancer (IARC) has classified outdoor air pollution as a carcinogen. The IARC is part of the World Health Organization, and is one of the primary sources for information on cancer-causing substances. In its evaluation, the IARC concluded that outdoor air pollution causes lung cancer and is also linked to an increased risk for bladder cancer. It also classified a major component of outdoor air pollution – particulate matter – as a carcinogen on its own. The IARC evaluation showed an increasing risk of lung cancer with increasing levels of exposure to outdoor air pollution and particulate matter. Based on proximity to the expressway, residents of Forest Park have been disproportionately exposed to outdoor air pollution and particulate matter.

The Illinois Department of Transportation is currently evaluating four alternatives for improving transportation along the I-290 corridor, all of which include expanding the expressway from three to four lanes. This expressway serves as a major thoroughfare from the

Chicago Western suburbs to the City of Chicago, but many Forest Park residents use the elevated train including when going to work. The public and the environment will benefit by eliminating exposure or potential exposure to hazardous substances at the Former Roos Property. This has the potential to offset the impacts associated with additional pollution from added traffic on the expressway, addressing environmental justice concerns.

V.B.1.b Impacts on Targeted Community

The Former Roos Property has been a problem site in Forest Park for years. The Former Roos Property has been abandoned for a number of years and redevelopment stopped on the property. The property fell into significant disrepair and became a public health issue including due to fly dumping and trespassing; however, development of the property was delayed after efforts to develop the site for residential use failed, the site was abandoned, the failure of the bank holding the loan and subsequent acquisition of the loan by another bank. The PDFP could have acquired other sites. However, it chose this site, not only because it is adjacent to its main recreational facilities, separated only by a street, but also to help solve the problems this particular site has posed for Forest Park and the Forest Park community. Forest Park continues to lose tax revenues due to both the loss of industry and the failed residential development. In addition, potential exposure to contamination was not being addressed.

The site investigations (see Section V.B.2.a.) at the Former Roos Property indicated that soil and groundwater in a limited area at the site contain tetrachloroethene (PCE) and trichloroethylene (TCE), which are known carcinogens. PCE and TCE may cause an indoor air concern due to vapor intrusion or a direct contact concern based on how the property is developed. The soil at the site also contains low levels of metals and PAHs that are present at concentrations that exceed Illinois EPA residential standards. Future contact with these contaminants would cause an unacceptable exposure to potential receptors at the property unless they are properly remediated.

The Former Roos Property is located adjacent to the PDFP's Central Facility. Sensitive populations include children and adults with special needs, children, and pregnant women that use the park facilities. The PDFP is an active member of the West Suburban Special Recreation Association (WSSRA). The PDFP provides recreational programs for adults and children who have a physical impairment, a mental disability, or any other type of disability. The PDFP holds these programs, as well as before and after school camps and children's classes in a building located about 90 feet west of the Former Roos Property. Contaminated soil and dust may impact these sensitive populations both inside and outside the building during recreational and craft activities. The immune and respiratory systems of children with special needs are especially vulnerable to contamination at the Former Roos Property.

V.B.1.c Financial Need

V.B.1.c.i Economic Conditions

According to the 2010 census, the total population for Forest Park is 14,167 residents, which is 1,521 (11 percent) fewer residents than reported in the 2000 census. In 2007, the U.S. Department of Defense closed the Forest Park Naval Reserve Center and transferred 350 reservists stationed in Forest Park to the Great Lakes Naval Reserve Center in North Chicago, Illinois. The loss of the reservists stationed at the Naval Center and their families, and the continuing negative impacts of the 2008 financial crisis places significant financial burdens on Forest Park residents, including that of increasing taxes at the same time that they find their

incomes have become stagnant. Funding the assessment of the site, and redeveloping the property, presents a hardship for the residents. However, this is one that they have volunteered to bear since they overwhelmingly approved a referendum permitting the PDFP to increase its taxing authority for acquisition and redevelopment of the Former Roos Property. Without this, there would be far fewer potential options for redeveloping this site into a public park and apparently no other options to redevelop the site in other ways. The stigma of being a contaminated site likely has caused people to avoid use of or interest in the property since it appears there has been no private interest in acquiring and cleaning the site.

V.B.1.c.ii Economic Effects of Brownfields

This grant will help increase the chances of redeveloping this property into a public park facility. Since the referendum passed, the PDFP has learned in great detail that representations originally made by the first bank that was the holder of the mortgage note regarding the site were not accurate and that the property is contaminated with hazardous substances. Rather than deter the PDFP and at the urging of the public, the PDFP went ahead with its plans and sought to acquire the property, never imagining that it would take over three years of costly legal wrangling to consummate the acquisition through purchase of the certificate of sale after commencement of foreclosure proceedings, judgment of foreclosure and sheriff's sale. Without these significant efforts and costs, Forest Park, the Forest Park Community and the PDFP would not receive the economic benefits that a property with an NFR letter will provide.

This grant will help turn this property from a property that is not and cannot be used to one that is very productive, including from an economic perspective. Park facilities are used not only during the week but also during evenings and on weekends. This will attract many people, as is the case for the PDFP's nationally recognized and successful softball tournament, promoting the economy by added employment of people and added use and sale of sports equipment and gear, food services and even hotels.

V.B.2 PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

V.B.2.a Project Description

V.B.2.a.i Project Description and Redevelopment Strategy

The Former Roos Property is being redeveloped as a public park facility. Previous Phase II investigations that have been conducted at the site evaluated the likely areas of contamination and focused on volatile organic compounds, PAHs, and metals as these are typical constituents based on the historical site uses. The documents associated with the Phase II investigations previously conducted at the property are listed in the table below.

Report Date	Document Title or Description	Author
7/7/2006	Summary of findings of Limited Phase II Environmental Assessment	Van Allen Consulting Inc.
4/25/2007	Letter to Weyerhaeuser Realty Investors describing visual inspection of suspect UST on subject property.	Van Allen Consulting Inc.
5/7/2007	Letter to Weyerhaeuser Realty Investors summarizing Additional Phase II Environmental Site Assessment	Van Allen Consulting Inc.
May / Dec. 2007	Figures and Table depicting sample locations and data compiled during Site Investigation	Van Allen Consulting Inc.

Report Date	Document Title or Description	Author
3/7/2008	Site Investigation / Remediation Objectives Report	Van Allen Consulting Inc.
1/6/2012	Updated and Final Limited Subsurface Investigation Report	PES Associates Inc.
2/13/2012	Shallow Soil Investigation Summary	St. John-Mittelhauser & Associates

These Phase II investigations have provided a very good understanding of the nature of contamination at the site. However, because the type of development has been revised from a residential condominium building to public park land since the time of the previous Phase II investigations, the PDFP has enrolled in the Illinois EPA Site Remediation Program (SRP) and elected to pursue a comprehensive No Further Remediation (NFR) Letter. The assessment grant will fund the remaining site investigation needed to satisfy the Illinois EPA that sufficient investigation has been completed to evaluate the migration pathways and exposure routes and establish remediation objectives.

The Illinois SRP is a voluntary program, and provides Remediation Applicants (i.e., any persons seeking to perform investigative or remedial activities) the opportunity to receive agency review, technical assistance and No Further Remediation (NFR) determinations. The Illinois EPA is authorized to issue NFR letters to the Remedial Applicants who have successfully demonstrated, through proper investigation and, when warranted, remedial action, that environmental conditions at their remediation site do not present a significant risk to human health or the environment. The PDFP entered the SRP in August 2013 as a good faith effort to work with the State regulatory authority to ensure that the site was assessed and cleaned up to meet Illinois EPA standards and be safe for future recreational users of the property. Property owners may enter the SRP at any time in the assessment and cleanup process. Many sites are entered into the SRP after significant assessment work, including Phase I and Phase II activities, have been accomplished in order to receive a NFR determination. Although Phase I and II may have been conducted prior to entering the SRP, additional assessment or cleanup activities may be required to fulfill SRP requirements to obtain an NFR letter. Examples of additional assessment activities that may be required to obtain an NFR letter include collecting and analyzing samples (1) to better define the area that requires cleanup and minimize cleanup costs, and (2) confirm the presence or absence of all contaminants in the requested NFR determination. The VOC, PAH, and RCRA metals contamination is well documented at the site. However, because the PDFP is seeking to obtain a comprehensive NFR determination to best protect recreational users, the SRP requires that additional assessment be conducted to determine the vertical and horizontal extent of contamination and to confirm that soil or groundwater at the site do not contain pesticides, PCBs, and other metals and inorganic compounds at concentrations that are not protective of human health and the environment. Additional assessment activities are also proposed to evaluate the VOC contamination at the site to minimize the amount of soil excavation required.

There are four reports in the SRP: the Site Investigation Report, the Remediation Objectives Report, the Remedial Action Plan, and the Remedial Action Completion Report. Only the first two reports are required if contaminants do not exceed the established remediation objectives. If remediation is warranted, then the last two reports are required. Based on the previous

investigations, this site will require all four reports, however only the first three will be prepared under the assessment grant.

The PDFP submitted a Comprehensive Site Investigation Work Plan to the Illinois EPA on August 16, 2013, and the work plan was approved by Illinois EPA on August 29, 2013. The scope of work includes the advancement of 27 soil borings and installation of 2 to 5 monitoring wells, the collection of 6 soil gas samples, up to 52 soil samples, up to 5 monitoring well samples, and up to 26 groundwater grab samples; and associated laboratory analyses. This information will be used to refine the horizontal and vertical extent of contamination, thereby minimizing the volume of contaminated soil to be excavated and sent offsite to a landfill, as well as defining the areas to be covered by engineered barriers. This approach is consistent with the SRP as well as EPA's Superfund Green Remediation Strategy (September 2010).

The information obtained by performing the comprehensive site investigation will permit the PDFP to develop a final plan for the redevelopment of the Former Roos Property which includes community input and fitting the plan for the site with the PDFP's current park facilities. The PDFP has already obtained community input at the time of the referendum, and has developed potential options for site redevelopment. The options are subject to proceeding through the SRP program and obtaining more community input; however, at this time the reuse options include, but are not limited to, construction of a building that will likely serve as a gymnasium/fitness center, open grassy areas, walking paths, and a covered bicycle parking area for CTA (Chicago Transit Authority) commuters. This redevelopment will complement the west adjoining 16.5 acre park facility, the Community Park, owned and operated by the PDFP.

The Village of Forest Park is in the process of updating its Community Plan. The planning process has identified strong resident interest in the expansion of the existing parks and recreation system. In addition, the community has demonstrated its strong support for the project with a 60 percent approval of a PDFP referendum authorizing the purchase and redevelopment of the property and providing increased taxing authority to do so. Local, state and federal officials have also strongly supported this project.

V.B.2.a.ii Project Management Approach

Mr. Larry Piekarz, the Executive Director for the PDFP and his supporting professional staff, will oversee and manage this project. Mr. Piekarz started working at the PDFP in 1989 and has served as the Executive Director since 2007. The PDFP staff will assess, clean up, and develop the property with outside professionals, in a team approach increasing the number of team members over time in order to efficiently and cost effectively provide the necessary services. A team approach was used to complete the purchase of the Former Roos Property. Members of this team that have already provided legal and technical assistance on the project include the PDFP's law firm and an environmental consultant which assisted on conducting due diligence, including the all appropriate inquiry, and navigating through the acquisition and foreclosure proceedings. Both of these firms have provided more than 3 years of substantive work on investigating the environmental conditions and acquiring the property. More recently a well-regarded and experienced owner's representative firm was added to the team to be responsible for overseeing construction and advising the PDFP on the "big picture" of the project. An architectural firm, Williams Architects, has been added to the team.

The PDFP will follow the competitive procurement provisions in 40 CFR Parts 30 and 31 to procure any additional contractors for the project. In addition, the PDFP will require that its

existing contractors follow these provisions by modifying contracts with existing team members. Additionally, the principal engineer for the project, Mr. Michael Johnson, P.E. with SMA, has 18 years of experience working on U.S. EPA's remedial response and emergency response contracts and has procured many subcontractors using U.S. EPA's Federal Acquisition Regulations.

Upon award of the grant, the PDFP, together with SMA, will begin the process of procuring the necessary contractors including a drilling company, a mobile analytical laboratory, and a fixed analytical laboratory. Site access to the Former Roos Property is controlled by a fence and gate, and is secured by PDFP staff present at the adjacent Central Park Facility. The PDFP expects to complete the procurement process within a 60 day timeframe. Within 60 days of executing the contracts, pending weather constraints, drilling will commence. The PDFP and SMA will manage and monitor the field schedule and activities. The field assessment activities are anticipated to be completed within a 90 day timeframe, weather permitting. Preparation and submittal of a combined Comprehensive Site Investigation Report, Remediation Objectives Report, and Remedial Action Plan will take approximately 120 days to complete.

V.B.2.a.iii Existing Conditions

The property was first developed almost 100 years ago and has been used for commercial and light industrial purposes. The PDFP acquired the Former Roos Property on May 23, 2013. When obtained, the property had been abandoned for over 4 years, the large three story building located there was structurally unsound and unsafe, and the site was an attractive nuisance and eyesore for the community. The exterior areas were generally overgrown with weeds and bushes, and covered with demolition debris and soil piles. Due to exceptionally unsafe conditions, including collapse of part of the roof and a wall that occurred during a severe storm soon after the PDFP acquired the property, the Village of Forest Park ordered an emergency demolition of the building in order to prevent the building from collapsing onto an adjacent railroad and expressway, to protect homeless people and vandals that frequented the property and to protect the public. The PDFP completed an asbestos and lead paint investigation and abatement prior to building deconstruction.

Multiple environmental site assessments were conducted at the property between 1999 and 2013 and include four Phase I ESAs and two Phase II investigations; a Focused Site Investigation, Remediation Objectives Report, and Remedial Action Completion Report for the Illinois EPA SRP Program (voluntary cleanup program); and two subsequent Phase II investigations. The Phase I ESAs identified a number of Recognized Environmental Conditions, and the Phase II investigations have identified multiple hazardous substances in soil and groundwater including tetrachloroethene, trichloroethene, vinyl chloride, 1,1-dichloroethane, cis-1,2-dichloroethene, benzene, toluene, acetone, methylene chloride, 16 PAHs, and 7 metals, all exceeding exposure routes for soil ingestion and inhalation, groundwater ingestion, and/or background concentrations. Tetrachloroethene concentrations in soil also exceeded the soil saturation limit.

Based on the findings of these past investigations, SMA submitted a Comprehensive Site Investigation Work Plan to Illinois EPA on August 16, 2013. The work plan was approved by Illinois EPA on August 29, 2013. The work plan includes the investigation of soil, groundwater, and soil gas to evaluate the nature and extent of hazardous substances on the property. This data will allow the evaluation of the migration pathways and exposure routes, leading to the establishment of remediation objectives and a cleanup plan.

V.B.2.b Task Description and Budget Table

The assessment grant will help fund the remaining investigation required to fulfill part of the Illinois SRP process and prepare the required reports including the Comprehensive Site Investigation Report, the Remediation Objectives Report, and the Remedial Action Plan. The grant will also increase the chances that this property will be redeveloped as a park. The total estimated assessment cost is \$168,520.27. The individual tasks are described below.

Task 1: Initial Site Assessment

Initial site assessment work that has already been completed by the PDFP was necessary for due diligence prior to property acquisition. This data will be incorporated into the Comprehensive Site Investigation Report. This Task includes the following contractual work completed between January 2012 and November 2013: 1) site investigation tasks that were conducted to assess the environmental conditions prior to acquiring the property (Phase I Environmental Site Assessment [\$2,300]; Phase II investigation, which included (a) sampling the upper three feet of soil (ingestion pathway) for PAHs and 8 RCRA metals; and (b) sampling of soil and debris piles of unknown origin on the property [\$9,202.63]; 2) enrollment into the Illinois EPA SRP program, which included the preparation of the application and a summary report with tables and figures [\$2,351.50]; 3) preparation of a Comprehensive Site Investigation Work Plan [\$7,194.14]; and 4) limited sampling through the basement floor of the former building prior to demolition [\$5,943.05].

The following outputs were generated by the completion of Task 1: Phase I ESA Report; Shallow Soil Investigation Report; Illinois EPA SRP enrollment application; acceptance of the subject property into the Illinois EPA SRP Program; Comprehensive Site Investigation Work Plan; and completion of sampling beneath basement floor.

Task 2: Programmatic Tasks

This task includes 1) Community outreach updates and meetings [Personnel cost of \$2,500, Contractual costs of \$2,500]; 2) preparation of quarterly and annual progress reports and a final report for USEPA [Contractual costs of \$15,000]; 3) preparation of the drilling and laboratory contractor bid documents, review of bid responses, and negotiating contracts with the successful bidders [Contractual costs of \$5,000]; and 4) preparation of the Quality Assurance Project Plan (QAPP) [Contractual costs of \$5,000].

The following outputs will be generated during the implementation of Task 2: quarterly community outreach meetings; quarterly progress reports prepared for USEPA; final report prepared for USEPA; Quality Assurance Project Plan; and completion of the investigation bid documents and contractual agreements.

Task 3: Site Assessment

This task includes a comprehensive site investigation in accordance with the Illinois EPA approved Comprehensive Site Investigation Work Plan. [A small portion of this investigation work was previously completed under Task 1 because the work had to be coordinated with the emergency demolition activities and precede the basement being filled in with demolition debris. This amount (\$5,943.05) is included under Task 1 above]. The contractual costs consist of Consulting services: \$13,212.5; Rental Equipment, Materials, Supplies: \$2,683.80; Drilling Services: \$20,353.85; Mobile Laboratory Services: \$5,635; and Fixed Laboratory

Services: \$33,767.80. The Personnel costs (\$500) consist of monitoring of field activities and schedule.

The output under Task 3 consists of the successful completion of the Illinois EPA-approved Comprehensive Site Investigation Work Plan.

Task 4: Illinois EPA Reporting

This task includes the preparation of three of the four reports required by the Illinois EPA SRP Program: the Comprehensive Site Investigation Report (Contractual costs: \$10,000), Remediation Objectives Report (Contractual costs: \$10,000), and the Remedial Action Plan (Contractual costs: \$10,000); and the review of draft reports (Personnel costs of \$1,000). The third report is necessary because cleanup will be required in order for the property to be redeveloped as a park.

The outputs that will be generated during the implementation of Task 4 consist of the completion and submittal of the Comprehensive Site Investigation Report, the Remediation Objectives Report, and the Remedial Action Plan to the Illinois EPA.

Task 5: Illinois EPA Review Fees

This task is to cover the Illinois EPA's costs for their review and evaluation services (estimated at 25 hours at \$175/hour totaling \$4,375).

The output that will be generated by the completion of Task 5 consists of Illinois EPA review and approval of the Comprehensive Site Investigation Report, Remediation Objectives Report, and the Remedial Action Plan.

Budget Categories (programmatic costs only)	Project Tasks					Total
	Task 1: Initial Site Assessment	Task 2: Program-matic Tasks	Task 3: Site Assessment	Task 4: Illinois EPA Reporting	Task 5: Illinois EPA Review Fees	
Personnel	\$0	\$2,500	\$500	\$1,000	\$0	\$4,000
Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0
Travel	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0	\$0
Contractual	\$26,991.32	\$27,500	\$75,653.95	\$30,000	\$0	\$160,145.27
Other (Illinois EPA review fees)	\$0	\$0	\$0	\$	\$4,375	\$4,375
Total	\$26,991.32	\$30,000	\$76,153.95	\$31,000	\$4,375	\$168,520.27

Costs incurred under Task 1 have already been incurred and were incurred more than 90 days before this grant application was submitted, but the PDFP requests that these costs be included in the grant.

V.B.2.c Ability to Leverage

In 2010, a tax referendum passed authorizing the PDFP to purchase and redevelop the Former Roos Property and to do so by providing the PDFP increased taxing authority. However, the downturn in the economy has negatively impacted the ability of the PDFP to do this since the equalized assessed valuation of properties in Forest Park has markedly gone down in recent years. Also, after the referendum passed, the PDFP discovered and incurred costs not previously anticipated. First, even though the first bank/mortgagor involved in this matter

represented that the property was clean, the PDFP discovered the contamination at the site. The minimum cost for assessment is outlined above. Second, the PDFP had to work for over three years to acquire the property and do so in a non-traditional manner in part due to issues concerning the site contamination, incurring unanticipated costs to accomplish this. The referendum passed with a 60 percent majority, indicating strong community support, which continues to this day. The PDFP plans to apply for an Open Spaces Land Acquisition and Land Development (OSLAD) and/or Parks and Recreational Facilities Construction (PARC) grant administered by the Illinois Department of Natural Resources (IDNR). Obtaining grants from EPA and IDNR will increase the chances that the PDFP will have adequate funds for the project.

V.B.3 COMMUNITY ENGAGEMENT AND PARTNERSHIPS

V.B.3.a Plan for Involving Targeted Community & Other Stakeholders; and, Communicating Project Progress

The Village of Forest Park is in the process of updating its Community Plan. The planning process identified strong resident interest in the expansion of the existing parks and recreation system. In addition, the community has demonstrated its strong support for the project with a 60 percent approval of a PDFP referendum authorizing the purchase and redevelopment of the property and providing increased taxing authority to do so. Local, state and federal officials have also strongly supported this project.

The PDFP has worked closely with the Friends of the Park to engage the public early in the project to develop potential options for redeveloping the Former Roos Property. The Friends of the Park was formed by local residents in 2010. The charter of the group is to provide public input into planning the redevelopment of the Former Roos Property after passage of a public referendum to purchase and redevelop the property. The group met with PDFP and Village officials to develop preliminary preferred options for developing the property. They will continue to be the primary community-based organization to provide input during the cleanup and development of the Former Roos Property.

As an Illinois unit of local government, the PDFP is subject to the requirements of the Open Meetings Act, and as such the public has been afforded timely notice of and opportunity to be present at meetings open to the public regarding the Park District's planned acquisition and redevelopment of the Former Roos Property.

The PDFP will continue to engage the community throughout the project and discussions at meetings open to the public are covered by the local press. If awarded the assessment grant, the PDFP will initially notify the community through its routine communication channels, including announcements on its website, describing the grant and the tasks to be completed, a project schedule, and other details concerning how the public may obtain more information concerning the project. The PDFP will work with the Friends of the Park to increase outreach into the community and provide ample time for the Friends of the Park to notify its members of upcoming public meetings.

V.B.3.b Partnerships with Government Agencies

The PDFP will make every effort to work with local and state environmental and health agencies regarding this project including obtaining their input on how best to investigate, cleanup, and redevelop the site. There is already close contact with Illinois EPA through the SRP. The Illinois EPA will be the primary regulatory agency responsible for reviewing the

required reports (see Section V.B.2.b.). The PDFP will also coordinate with local (Village of Forest Park) and county (Cook County Department of Environmental Control [DEC]) as needed for local and county permits. The PDFP has been working closely with the Village of Forest Park to develop plans for the future park, and have worked with the Cook County DEC during the deconstruction of structures on the property.

The PDFP will also work with the local high school district in order to partner with them to offer opportunities to local high school students to learn about and participate in the assessment of the site, remediation of the site and other planning and development of the site, including as to green construction and other ways to promote sustainable redevelopment.

V.B.3.c Partnerships with Community Organizations

The Friends of the Park met with PDFP and Village officials to develop preliminary preferred options for developing the property. They will continue to be the primary community-based organization to provide input during the assessment, cleanup, and redevelopment of the Former Roos Property. A letter of support from the Friends of the Park is provided in Attachment E.

V.B.4 PROJECT BENEFITS

After the completion of the assessment activities and future cleanup, the Former Roos Property will be redeveloped into a mixed gymnasium/fitness center and/or open space area which will address the concerns discussed above. The gymnasium/fitness center will allow for year-round activities such as basketball, volleyball, a running track, and an exercise room. The PDFP currently offers a limited amount of indoor athletic programs available through cooperative agreements with the elementary school district. The new gymnasium/fitness center would greatly enhance the athletic and exercise options year round and therefore will have a significant impact to improving public health.

V.B.4.a Health and/or Welfare and Environment

Redevelopment of the Former Roos Property as a public park facility has benefits for the health and welfare of the community and the environment. The examples of these benefits are many. The most obvious benefit will be the use of the property as a public park for open space and/or a gymnasium/fitness center. Forest Park contains much less open space per capita than the national average. Use of the property in whole or in part as open space, or to free up other PDFP property to be converted to open space, will benefit the community. Construction of a gymnasium/fitness center will help all in the community, but in particular will positively benefit children and young adults and promote their involvement in exercise and physical fitness, improving their health and positive self image. The site will be investigated and cleaned up consistent with Illinois law and will therefore protect the health of people and the environment.

The PDFP is an active member of the West Suburban Special Recreation Association (WSSRA). Fifteen park districts currently participate in WSSRA to provide recreational programs for adults and children who have a physical impairment, a mental disability, or any other type of disability. Through WSSRA, residents of all ages can participate in year-round programming specifically designed to meet their individual needs. The new gymnasium/fitness center facilities would be able to accommodate additional programs for the WSSRA and possibly provide room for administration functions for the association. Mr. Larry Piekarz, Executive Director for the PDFP, is a past President of the WSSRA.

The proper investigation and cleanup of the site will also ensure that the property does not become a potential source of indoor air pollution due to intrusion of contaminant vapors into building(s) constructed on the property.

V.B.4.b Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

V.B.4.b.i Planning, Policies or Other Tools

The PDFP plans to use sustainable practices when developing, constructing, and operating facilities at the Former Roos Property. The initial plan was to renovate and reuse a large portion of the building on Harrison Street for administrative and other purposes. However, the building fell into significant disrepair during the time required to obtain the property, including collapse of a part of the roof and a wall after the PDFP acquired the property. The PDFP preserved the columns at the entrance to the building for historic purposes. During deconstruction activities, the PDFP sent about 100 tons of iron and steel, 65,000 board feet of timber, and over 200,000 bricks off site for salvaging and reuse. The PDFP also sent mixed debris off site for separation and recycling. Overall, over 79 percent of the structures at the property were diverted from landfills and incinerators during the deconstruction. The amount of carbon reduced by these reuse efforts were calculated using U.S. EPA's Waste Reduction Model (WARM) Version 12 (February 2012). As shown in the box below, deconstruction of the structures reduced greenhouse gases by approximately 561 tons of carbon.

Item	Emission Factor (MTCE/ton)	Quantity (tons)	Total GHG Emissions Reduced (MTCE)
Bricks reuse	0.28	400 tons	112
Steel reuse	1.80	100 tons	180
Timber reuse	2.02	130 tons	263
Mixed debris recycling	0.01	580 tons	6
TOTAL			561

The PDFP intends to redevelop the site with sustainability in mind, employing green construction techniques consistent with LEED. The PDFP routinely seeks out consultants and contractors that are experienced in incorporating sustainability principles into projects. The PDFP has selected an architect using a Request for Proposal procurement where Incorporating Sustainability Concepts was the second most important selection criteria. The selected Architect, Williams Architects, is an accomplished architectural firm that has developed the plans for USGBC LEED-certified buildings. Green construction techniques planned to be used by the PDFP at the Former Roos Property are discussed in Section V.C.

V.B.4.b.ii Example of Efforts

The PDFP purposefully selected the Former Roos property for development due to its livability principles, especially as they relate to transportation choices. The property, as is much of the PDFP's main facilities, is centrally located in the Village of Forest Park and is easily reached by foot or bicycle. There is a bridge at Circle Avenue (which borders the Former Roos property) that allows Forest Park residents from both north and south of the Eisenhower Expressway to walk or bike to the park. The park is also located next to the Harlem stop on the Chicago Transit Authority (CTA) Blue line. Commuters can exit the Harlem train stop at Circle Avenue. In addition, the Illinois Department of Transportation has proposed to construct a bike path along the Eisenhower Expressway as part of the expressway expansion, which will allow residents from lower income neighborhoods in Chicago and Cicero to bike to the park.

facilities. Finally, the park is close to the Harlem Avenue exit of the Eisenhower Expressway and is easily reached by disabled persons in the western suburbs of Chicago served by the WSSRA.

V.B.4.c Economic and Community Benefits

V.B.4.c.i Economic or Other Benefits

Redevelopment of the property will result in immediate economic benefits to the community. Redevelopment of the property will also provide employment opportunities and a positive impact to property values in the area. The PDFP anticipates that an additional 20 to 25 employees and contractors will be hired to operate and maintain the facilities that will be located at the property. Past hiring needs indicate that an important percentage of PDFP employees will be in the 16 to 24 year old age group, which is the most underemployed age group in the U.S. The Former Roos Property is located near the Harlem Avenue train stop, which makes it easy for employees to travel to and from lower income areas east of Forest Park, such as Cicero and Chicago. Fees will be generated for the PDFP by classes, sports leagues and/or activities held at the gymnasium. It is expected that increased activity at PDFP facilities will require more sports equipment and gear and local food services, as well, as described above, possibly added business for hotels.

As discussed in Section V.B.4.a, the WSSRA may be one partner that has access to and uses the facilities at the gymnasium/fitness center. The WSSRA serves the physically and mentally disabled community by providing resources and programs geared to the special needs of the disabled. Because WSSRA participants often have unique needs, full-time WSSRA Recreation Specialists, all of whom have degrees in Therapeutic Recreation or a related field, develop the programs. The gymnasium/health center will be handicapped accessible.

Non-economic benefits would also be realized through the addition of open, green space. Redevelopment of the Former Roos Property enhances and promotes use of the PDFP's central sports facilities located west of the property as well. The PDFP's central sports facilities provide a significant percentage of the park district's acreage for Forest Park.

V.B.4.c.ii Job Creation Potential: Partnerships with Workforce Development

The PDFP hires a significant amount of young (16 to 24 years old) employees locally and it is anticipated that the majority of jobs created will be filled by local residents within this age group. The PDFP will also work with the local high school district in order to partner with them to offer opportunities to local high school students to learn about and participate in the assessment of the site, remediation of the site and other planning and development of the site, including as to green construction and other ways to promote sustainable redevelopment.

V.B.5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

V.B.5.a Programmatic Capability

The PDFP has professional staff, including an Executive Director, which will oversee and manage this project. The staff has done this and will continue to do this with outside professionals, in a team approach increasing the number of team members over time in order to efficiently and cost effectively provide the necessary services. Members of this team include the PDFP's law firm, Tressler LLP, and an environmental consultant, SMA, both which have provided more than 3 years of substantive work on investigating the environmental conditions and acquiring the property. More recently a well-regarded and experienced owner's

representative firm was added to the team to be responsible for overseeing construction and advising the PDFP on the “big picture” of the project. An architectural firm, Williams Architects, was added to the team by going through a rigorous RFQ process.

The PDFP awarded a contract to SMA for environmental consulting services in September 2013 to prepare a work plan and complete the Phase II site investigation for the site. The contract was awarded on a sole source basis due to the excellent work that SMA completed during the prior three years involving the All Appropriate Inquiries work and the Phase I and Phase II assessments. This contract preceded the PDFP’s decision to apply for a Brownfield Assessment Grant. Contracts for the drilling and construction activities have not been awarded. The PDFP will follow the competitive procurement provisions in 40 CFR Parts 30 and 31 to procure any additional contractors for the project. In addition, the PDFP will require that its existing contractors follow these provisions by modifying contracts with existing team members. SMA is a small business with a primary NAICS code of 562910 and has worked extensively with women-owned, small, and small, disadvantaged contractors. Additionally, the principal engineer for the project, Mr. Michael Johnson, P.E., has 18 years of experience working on U.S. EPA’s remedial response and emergency response contracts and has procured many subcontractors using U.S. EPA’s Federal Acquisition Regulations.

The PDFP staff has applied for, obtained and administered an OSLAD grant (refer to Section V.B.5.C.ii) and has managed an environmental (underground storage tank) project, all successfully. The environmental consultant has extensive experience, both in the public and private sectors, at conducting remedial activities. More than one person at both the PDFP and the environmental consultant are working on this project, which protects against the unlikely chance of there being employee turnover, which would impact the successful administration of the grant and completion of the project.

The PDFP professional staff is overseen by an independently elected Board of Park Commissioners. The Board of Park Commissioners meets monthly to institute policymaking that reflects the needs and interests of residents. The Board of Park Commissioners has the final say in approving all PDFP expenditures.

V.B.5.b. Audit Findings

The PDFP has never received any adverse audit findings.

V.B.5.c. Past Performance and Accomplishments

V.B.5.c.i Currently or Has Ever Received an EPA Brownfields Assessment, Revolving Loan Fund, or Cleanup Grant

The PDFP has not received an EPA Brownfields grant.

V.B.5.c.ii Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

1. Purpose and Accomplishments

The PDFP was awarded an Open Space Lands Acquisition and Development Program (OSLAD) grant of \$200,000 through the Illinois Department of Natural Resources (IDNR) in 1995. The purpose of the grant was to cover some of the expense of the 3 million dollar pool renovation project in 1995. The specific accomplishment was the building of a new state of the art Aquatic Center complete with a zero depth water entrance, 4 slides, sand play area, and new

locker rooms. The renovations were completed in compliance with Americans with Disabilities Act.

2. Compliance with Grant Requirements

The project was completed within the project schedule. The IDNR conducted periodic inspections during the performance of the project to assure compliance with the Grant Requirements. No deficiencies were identified as a result of these inspections, therefore no corrective measures were taken or required. The reporting requirements were met during the performance of the project.

V.B.5.c.iii Has Never Received Any Type of Federal or Non-Federal Assistance Agreements

Not applicable.

V.C. OTHER FACTORS

The PDFP has demonstrated through the passage of a referendum in 2010 that it has a firm leveraging commitment for developing the property. The residents overwhelmingly approved the referendum, which demonstrates strong support for improving the land for the economic and aesthetic benefit and well being of all the residents of the village and other recreational users of the property.

The PDFP is a proponent of livability principles, especially as they relate to green remediation and climate change. Effective waste management during deconstruction of the structures on the Former Roos Property reduced GHG emissions by an estimated 561 metric tons. As discussed in Section V.B.2.a.i, the PDFP proposes to conduct additional assessment to reduce the volume of soil that will have been sent offsite to a landfill, thus reducing the emission of greenhouse gases by an estimated 551 metric tons.

The PDFP also plans to consider incorporation of green construction techniques, consistent with LEED, for developing the site, including construction of a building. Those green construction techniques include, but are not limited to, reduction of impervious areas, capitalize on shared use of already available parking, incorporate the site into a centralized park campus including by offering alternative transportation options, reduce heat island effect, reduce light pollution, employ water reduction techniques in the building and at the site including by respectively using efficient plumbing fixtures and native plantings and water harvesting systems and optimize energy performance including through the building envelope and efficient mechanical systems.

ATTACHMENT A
Threshold Documentation

ATTACHMENT A

APPLICANT AND SITE ELIGIBILITY THRESHOLD CRITERIA

III.A Who Can Apply?

The Park District is a Government Entity Created by State Legislature and is therefore eligible to apply for USEPA Brownfields Grants. The Park District of Forest Park (PDFP) was created by a referendum on November 6, 1934 and was officially entered into the records of the Cook County Court on November 14, 1934. As stated in the court order, it was created under an Act of the General Assembly of the State of Illinois entitled “An act to provide for the organization of park districts and the transfer of submerged lands to those bordering on navigable water”, approved June 24, 1895, in force July 1, 1895, as amended April 22, 1899 and May 13, 1905, and June 19, 1909. The court order establishing the PDFP is provided in Attachment C to this application.

III.B Site Eligibility

III.B.1 Basic Site Definition

As stated in Appendix 1 of the FY14 Guidelines for Brownfields Assessment Grants, the Brownfields Law defines a “Brownfield Site” as: “...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” The PDFP is applying for an assessment grant for the Former Roos Property located at 7329 Harrison Street, Forest Park, IL. Previous environmental investigations, including by the PDFP, indicate that soil at the property contains (1) low levels of metals and polynuclear aromatic hydrocarbons at concentrations exceeding residential soil cleanup levels over a widespread area, and (2) high levels of volatile organic compounds in an isolated area. Assessment and remediation of the property will be required under the Illinois EPA Site Remediation Program (SRP) before redevelopment of the property for recreational purposes.

III.B.2 Property-Specific Determination for Eligibility

The Former Roos Property is not subject to a property-specific determination.

III.B.3 Hazardous Substances, CERCLA Liability, and Demonstration of a Bona Fide Prospective Purchaser

The Park District of Forest Park qualifies as a bona fide prospective purchaser and is not a potentially responsible party, or affiliated with any other person that is a potentially responsible party, for contamination at the Former Roos Property site under CERCLA Section 107. The PDFP was not the owner or operator of the Site at the time any hazardous substance became located at the Site. The PDFP conducted a thorough investigation of the property compliant with All Appropriate Inquiry and other legislative requirements prior to acquiring the property. The PDFP will, as part of a process that has already started, (1) enter the site into the Illinois

Site Remediation Program with the intention of obtaining a comprehensive No Further Remediation letter; (2) take reasonable steps with respect to hazardous substances; and (3) comply with any land use restrictions and institutional controls that may apply. Additional information is present under the Section titled “**Property Ownership Eligibility**” below.

III.B.4 Petroleum Site Eligibility

The Former Roos Property is not considered a petroleum site and this section is not applicable to this grant application.

III.C Threshold Criteria for Assessment Grants

III.C.1 Applicant Eligibility

As an Illinois unit of local government, the PDFP is eligible to apply for this grant. The court order establishing the PDFP is provided in Attachment C to this application. Additional information is provided in Section III.A. above.

III.C.2 Letter from the State or Tribal Environmental Authority

A letter of support from the Illinois Environmental Protection Agency is included as Attachment B to this application.

III.C.3 Community Involvement

The Village of Forest Park is in the process of updating its Community Plan. The planning process identified strong resident interest in the expansion of the existing parks and recreation system. In addition, the community has demonstrated its strong support for the project with a 60 percent approval of a PDFP referendum authorizing the purchase and redevelopment of the property and providing increased taxing authority to do so. Local, state and federal officials have also strongly supported this project.

The PDFP has worked closely with the Friends of the Park to engage the public early in the project to develop potential options for redeveloping the Former Roos Property. The Friends of the Park was formed by local residents in 2010. The charter of the group is to provide public input into planning the development of the Former Roos Property after passage of a public referendum to purchase and develop the property. The group met with PDFP and Village officials to develop preliminary preferred options for developing the property. They will continue to be the primary community-based organization to provide input during the cleanup and development of the Former Roos Property.

As an Illinois unit of local government, the PDFP is subject to the requirements of the Open Meetings Act, and as such the public has been afforded timely notice of and opportunity to be present at meetings open to the public regarding the Park District’s planned acquisition and redevelopment of the Former Roos Property.

The PDFP will continue to engage the community throughout the project and discussions at meetings open to the public are covered by the local press. If awarded the assessment grant,

the PDFP will initially notify the community through its routine communication channels, including announcements on its website, describing the grant and the tasks to be completed, a project schedule, and other details concerning how the public may obtain more information concerning the project. The PDFP will work with the Friends of the Park to increase outreach into the community and provide ample time for the Friends of the Park to notify its members of upcoming public meetings.

III.C.4 Site Eligibility and Property Ownership Eligibility

Site Eligibility:

III.C.4.a Basic Site Information

(a) Name of Site: Former Roos Property; (b) Address: 7529 Harrison Street, Forest Park, IL 60130; (c) Current Owner: Park District of Forest Park, IL.

III.C.4.b Status and History of Contamination at the Site

III.C.4b.(a) Contamination Type

The site is contaminated with hazardous substances.

III.C.4b.(b) Operational history and current use(s) of the site

The property was developed in circa 1916 and occupied by a company (Ed Roos Cedar Chest Company) that made cedar chests and other wood furniture. There were a series of additions either to the original building or as separate buildings, and circa early 1960s, the site was occupied by a lithograph printing company and multiple other businesses including Fisher Pen Company. The building continued to be expanded or additional buildings were built until greater than 90 percent of the property was occupied with buildings. As many as 27 different tenants occupied the building(s) ranging from professional offices to light manufacturing. Most of the building additions were demolished circa 2006, leaving the oldest portions of the building intact. The remaining building was a three story building with a partial basement and had a total of approximately 100,000 square feet. There was an effort to convert this remaining building into condominiums in circa 2007-2009, however, the development was not completed and the property was abandoned. A bank started foreclosure proceedings regarding the property but the bank failed. A second bank took over the first bank's mortgage and the foreclosure proceeding. The building fell into a state of significant disrepair. The roof had numerous leaks, which resulted in partial collapse of some of the supporting beams and eventually a portion of the roof and a wall collapsed. The PDFP obtained the property through a transaction with second bank at a closing on May 23, 2013. On June 28, 2013, the Village of Forest Park issued to the PDFP an emergency demolition order due to the roof and wall collapse of the building at the site. Deconstruction of the building is substantially complete.

III.C.4b.(c) Environmental concerns, if known, at the site

All hazardous substances present at the site became located there before the property was acquired by the PDFP. The site is underlain with approximately 3 to 5 feet of fill which contains polynuclear aromatic hydrocarbons (PAHs) and metals exceeding remediation

objectives for the soil ingestion exposure route. There is also an area of soil and groundwater contaminated with chlorinated hydrocarbons exceeding remediation objectives for the soil inhalation and groundwater ingestion exposure routes. Additional contamination may be detected as the site proceeds through the Illinois EPA Site Remediation Program.

III.C.4b.(d) How the site became contaminated, and to the extent possible, describe the nature and extent of the contamination.

The site was first developed almost 100 years ago and has been used for commercial and light industrial purposes. The source of the fill materials containing PAHs and metals and the timing of its placement on the property is unknown. The area of fill material appears to be site-wide, however, its presence beneath the building footprint still needs to be investigated. The source of the chlorinated hydrocarbons and how it was released to the environment is not known. The extent of impact appears to be limited to a rectangular area of approximately 60 feet long by 40 feet wide and less than 10 feet in depth.

III.C.4.c Sites Ineligible for Funding

The Former Roos Property is (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) not subject to the jurisdiction, custody, or control of the United States government.

III.C.4.d Sites Requiring a Property-Specific Determination

The Former Roos Property is not subject to a property-specific determination.

Property Ownership Eligibility:

III.C.4.a CERCLA §107 Liability

The Park District of Forest Park qualifies as a bona fide prospective purchaser and is not a potentially responsible party, or affiliated with any other person that is a potentially responsible party, for contamination at the Former Roos Property site under CERCLA Section 107. The PDFP was not the owner or operator of the Site at the time any hazardous substance became located at the Site. The PDFP conducted a thorough investigation of the property compliant with All Appropriate Inquiry and other legislative requirements prior to acquiring the property. The investigation was conducted by SMA and consultants there that qualify for conducting such investigations under both federal and Illinois law. The PDFP has and will provide all legally required notices, exercise appropriate care and provide full cooperation, assistance and appropriate access regarding hazardous substances at the site. The investigation shows that hazardous substances are present only in the subsurface, no continuing releases have occurred, future releases are not expected and access to the site is restricted. The PDFP will, as part of a process that has already started, (1) enter the site into the Illinois EPA Site Remediation Program with the intention of obtaining a comprehensive No Further Remediation letter; (2) take reasonable steps with respect to hazardous substances; and (3) comply with any land use restrictions and institutional controls that may apply.

III.C.4.b Enforcement or Other Actions

There are no ongoing or anticipated environmental enforcement actions for the Former Roos Property.

III.C.4.c Information on Liability and Defenses/Protections Where Applicant Does NOT Own the Site

The PDFP owns the Former Roos Property; therefore, this section is not applicable.

III.C.4.d Information on Liability and Defenses/Protections Where Applicant Owns the Site or Will Own the Site During the Performance of the Grant

III.C.4.d.i Information on the Property Acquisition

The PDFP acquired the site through a court foreclosure proceeding initiated by Harris Bank, the current holder of the note and mortgage and the successor-in-interest to Amcore Bank. Amcore Bank was the original lender for the acquisition and development of the property. The development failed, the developer abandoned the property, and Amcore Bank initiated foreclosure proceedings. Amcore Bank subsequently failed, Harris Bank acquired Amcore's interest in the note and mortgage, and substituted in as plaintiff in the foreclosure proceedings. Harris Bank litigated the foreclosure case, obtained a judgment, was the only bidder at a sheriff's sale of the property and obtained a certificate of sale from the sheriff. The PDFP entered into a purchase and sale agreement with Harris Bank, and acquired the property at a closing on May 23, 2013, following Harris' assignment of the certificate of sale and the issuance of a sheriff's deed.

The PDFP has no familial, contractual, corporate, or financial relationships or affiliations with the site's prior owners, operators, or potential responsible parties.

III.C. 4.d.ii Timing and/or Contribution Toward Hazardous Substance Disposal

All of the hazardous substances became located at the site before the site was acquired by the PDFP and the PDFP did not cause or contribute to any release or presence of hazardous substances at the site. The PDFP has not, at any time, arranged for disposal of hazardous substances at the site or transported hazardous substances to the site.

III.C.4.d.iii Pre-Purchase Inquiry

PDFP is aware of four Phase I Environmental Site Assessments that have been conducted for the property. The assessments are summarized in the following table:

Report Date	Document Title or Description	Author	Entity Performed for	Relationship to Park District of Forest Park
1/21/1999	Phase I Environmental Assessment Report	Environmental Design Inc.	Armitage Corporation	None
6/21/2006	Phase I Environmental Assessment Report	Gabriel Environmental Services	Omni National Bank	None
8/10/2011	Phase I Environmental Site Assessment	PES Associates Inc.	Bayview Loan Servicing LLC	None
5/16/2013	Phase I Environmental Site Assessment	St. John-Mittelhauser & Associates	Park District of Forest Park	Self

The Phase I Environmental Site Assessment PDFP contracted with St. John-Mittelhauser & Associates (SMA) was compliant with ASTM E1527-05 and all legal requirements. The assessment was initiated in 2010 and later updated and completed on May 16, 2013, prior to the PDFP acquiring the property on May 23, 2013. The Phase I ESA was conducted by Tom Marzec, Staff Environmental Scientist with SMA, under the responsible charge of Gary Perkowitz, Principal Geologist with SMA, a licensed Professional Geologist with the State of Illinois, and an Environmental Professional as defined in §312.10 of 40 CFR 312.

III.C.4.d.iv Post-Acquisition Uses

Since the PDFP acquired the property in late May of 2013, the property has not been used. Due to the instability of the building at the site and pursuant to an order by the Village of Forest Park, the building has been deconstructed to grade. Lead paint and asbestos investigations and abatement were conducted prior to deconstruction. The property remains fenced and undeveloped.

III.C. 4.d.v Continuing Obligations

Since acquiring the Former Roos property, the PDFP has conducted deconstruction activities of the structures at the site and fenced the property to ensure public safety and prevent additional unauthorized dumping at the site. The property is located adjacent to existing PDFP property, separated only by a street, and is under security surveillance by PDFP employees during daylight hours. The PDFP and its consultant, SMA, have entered the site into the Illinois EPA Site Remediation Program with the intention of obtaining a comprehensive NFR letter. The PDFP is committed to following land use restrictions and institutional controls that may be required in the NFR letter, which may include observance of the groundwater ordinance passed by the Village of Forest Park in 2001 and maintenance of engineered barriers.

The PDFP confirms that it will assist and cooperate with those contractors it retains to perform the cleanup and provide access to the property, will comply with all information requests and

administrative subpoenas that have been or may be issued in connection with the property, and will provide all legally required notices.

III.C.4.e Petroleum Sites

Not applicable to hazardous waste cleanup grants.

III.C.4.e.i Current and Immediate Past Owners

This section does not apply.

III.C.4.e.ii Acquisition of Site

This section does not apply.

III.C.4.e.iii No Responsible Party for the Site

This section does not apply.

III.C.4.e.iv Cleaned Up by a Person Not Potentially Liable

This section does not apply.

III.C.4.e.v Relatively Low Risk

This section does not apply.

III.C.4.e.vi Judgments, Orders, or Third Party Suits

This section does not apply.

III.C. 4.e.vii Subject to RCRA

This section does not apply.

III.C.4.e.viii Financial Viability of Responsible Parties

This section does not apply.

ATTACHMENT B
Letter of Support from State



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-2829

PAT QUINN, GOVERNOR

LISA BONNETT, DIRECTOR

January 13, 2014

Ms. Linda Mangrum
Ms. Kelley Moore
U.S. EPA, Region 5
77 West Jackson Blvd. (SM-7J)
Chicago, IL 60604-3507

Dear Ms. Mangrum and Ms. Moore:

The Park District of Forest Park is applying for a \$168,520.27 Hazardous Substances Assessment Grant from U.S. EPA.

The assessment grant would be used at the Former Roos Property located at 7329 West Harrison Street, Forest Park.

Illinois EPA supports the Park District of Forest Park's efforts to obtain federal brownfields funds for this project. If you have any questions, please contact me at 217-785-4729 or heather.nifong@illinois.gov

Sincerely,

Heather Nifong
Programs Advisor
Division of Remediation Management

ATTACHMENT C
Documentation of Applicant Eligibility

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

IN THE COUNTY COURT OF COOK COUNTY

IN COMPLYANCE WITH THE PROVISIONS
OF CHAPTER 110, SECTION 1-1, OF THE
STATUTES OF ILLINOIS, IN THE DISTRICT OF
FOREST PARK.

No. 85265

STATEMENT OF RESULT OF ELEC-
TION AND ORDER DECLARING SAME.

I, EDWARD K. JARECKI, County Judge and Judge of the County
Court of Cook County, Illinois, DO HEREBY CERTIFY that on this 15th
day of November, A. D. 1934, as said County Judge and as Judge of said
County Court, I canvassed the returns made to me of an election held on
the 6th day of November, A. D. 1934, in the territory described as
follows, to-wit:

South East Quarter (S.E. $\frac{1}{4}$) of Section Twelve (12);
all of Section Thirteen (13); that part of Section
Fourteen (14) East of the Des Plaines River; all
of the North Half (N. $\frac{1}{2}$) of Section Twenty-four (24)
East of the Des Plaines River; that part of the North
Two Hundred Two and 04/100 (202.04) feet of the North
East Quarter (N.E. $\frac{1}{4}$) of Section Twenty-three (23),
Township Thirty-nine (39) North, Range Twelve (12)
East of the Third Principal Meridian, lying East
of the center line of the Des Plaines River and West
of a line Seven Hundred Forty-seven and ninety-six
hundredths (747.96) feet of and parallel to the East
line of said Section Twenty-three (23); also that
part of the South Two Hundred Two and 04/100 (202.04)
feet North Four Hundred Four and 08/100 (404.08) feet
of the North East Quarter (N.E. $\frac{1}{4}$) of Section Twenty-
three (23), Township Thirty-nine (39) North, Range
Twelve (12), East of the Third Principal Meridian,
lying East of the center line of the Des Plaines
River and West of a line Six Hundred Twenty-five and
ninety-six hundredths (625.96) feet West of and
parallel to the East line of Section Twenty-three
(23), situated in the County of Cook and State of
Illinois,

being the territory described in the petition of 100 and more legal voters
of Forest Park, filed in the Office of the Clerk of said County Court on

the 9th day of October, A. D. 1934 and for the purpose of submitting to the legal voters of said territory the question of whether they would organize as a Park District under the name of "PARK DISTRICT OF FOREST PARK", under an Act of the General Assembly of the State of Illinois entitled "AN ACT to provide for the organization of park districts and the transfer of submerged lands to those bordering on navigable bodies of water", approved June 24th, 1895, in force July 1st, 1895, as amended April 22nd, 1899 and May 13th, 1905 and June 9th, 1909, and to elect five (5) Commissioners to serve as provided by said Act.

I FURTHER FIND AND CERTIFY that as such County Judge, and in pursuance of said Order of said County Court and as required by the provisions of said Act, I gave more than twenty (20) days' notice of said election, by causing notices to be posted on October 15th, A. D. 1934, in five (5) public places within such proposed district; that said notices were posted as follows, to-wit:

One on a poplar tree at the North East corner of 14th Street and Marengo Avenue;

One on a telegraph post at the North East corner of Circle Avenue and Roosevelt Road;

One on an elm tree at the East side of the Grant School, Circle Avenue and Randolph Street;

One on the bulletin board at the Municipal building at Monroe Street and Desplaines Avenue;

One on a telegraph post at the South West corner of Desplaines Avenue and Madison Street,

all in Forest Park, Cook County, Illinois;

all of which are five (5) of the most public places in said described territory; and that in pursuance of said Order I caused said notice of said election to be published in a newspaper published in said territory, to-wit: "FOREST PARK REVIEW", which is a secular newspaper published weekly in, and

of general circulation throughout said County, and which
had been regularly and continuously so published for more than six (6)
months next prior to the date of the first publication of said notice;
that said notice was published in said FORSTER WEEKLY once in each
week for three (3) successive weeks, the date of the first publication
being October 11th, 1934 and the date of the last publication being
October 25th, 1934; and that said notice was published in said FORSTER DAILY
REVIEW once in each week for three successive weeks, the date of the first
publication being October 11th, 1934 and the date of the last publication
being October 25th, 1934; all of which is shown by certificate of posting
and two (2) separate certificates of publication this day submitted to me
and filed in said County Court.

I FURTHER FIND from evidence, both oral and documentary, now offered and submitted to me in open Court, that in addition to the statutory notice given as aforesaid, general notice was given more than twenty (20) days prior to said election by means of news items and editorials in said newspapers published in said described territory, as aforesaid, and by means also of public meetings at which the matter was discussed, and otherwise, that said election was to be held at the time and the place aforesaid, both for the purpose of submitting to the legal voters the question of organization as a Park District and to elect five (5) Park Commissioners to serve as provided by said Act; that the legal voters of said described territory had actual notice and general knowledge of the time and place of holding said election and all of the purposes for which the same was held; that the number of votes polled at said election was much larger than the number ordinarily polled at the ordinary Village and Township elections in said described territory, and that said vote polled at said election was a full and fair expression of the will of the people of said lesser tier territory

with reference to the matters voted upon at said election.

NOW, THEREFORE, I, EDMUND K. JARECKI, County Judge and Judge of the County Court of said Cook County, DO HEREBY FIND, CERTIFY AND DECLARE that said election was in all respects legal and regular and in conformity with said order and notice of election and the provisions of said Act; that at said election the following legal voters resident within said described territory were voted for as Commissioners for said "PARK DISTRICT OF FOREST PARK", to-wit: JOHN S. MURRAY; FRED STEERS; RAYMOND M. MARNECKE; DR. J. T. WARNER and HARRY WEIDELMANN; and that the following is a correct statement of the result of said election as shown by the canvass and count of said returns, to-wit:

29TH PRECINCT.	<u>NO. OF BALLOTS</u>
Total number of ballots cast upon question of organization of Park District,	307
Number of ballots cast for such organization,	133
Number of ballots cast against such organization,	174
Number of ballots cast for JOHN S. MURRAY, as Park Commissioner,	133
Number of ballots cast for FRED STEERS, as Park Commissioner	113
Number of ballots cast for RAYMOND M. MARNECKE, as Park Commissioner,	155
Number of Ballots cast for DR. J. T. WARNER, as Park Commissioner,	133
Number of Ballots cast for HARRY WEIDELMANN, as Park Commissioner,	127

30TH PRECINCT.	
Total number of ballots cast upon question of organization of Park District,	214
Number of ballots cast for such organization,	150
Number of ballots cast against such organization,	164

(30TH PRECINCT Cont'd)

NO. OF BALLOTS

Number of Ballots cast for JOHN S. MURRAY, as Park Commissioner,	171
Number of ballots cast for FRED STEERS, as Park Commissioner,	117
Number of ballots cast for RAYMOND W. WINTHROP, as Park Commissioner,	15
Number of ballots cast for DR. J. T. WARDER, as Park Commissioner,	11
Number of Ballots cast for HARRY WEIDENFELD, as Park Commissioner,	1
Number of Ballots cast for Reinhold School, as Park Commissioner,	
Number of ballots cast for JULIUS VOSE, as Park Commissioner,	1
Number of ballots cast for ERNEST MITT, as Park Commissioner,	1

31ST PRECINCT.

Total number of ballots cast upon question of organization of Park District,	185
Number of ballots cast for such organization,	110
Number of ballots cast against such organi- zation,	75
Number of ballots cast for JOHN S. MURRAY, as Park Commissioner,	97
Number of ballots cast for FRED STEERS, as Park Commissioner,	10
Number of ballots cast for RAYMOND W. WINTHROP, as Park Commissioner,	100
Number of Ballots cast for DR. J. T. WARDER, as Park Commissioner,	1
Number of ballots cast for HARRY WEIDENFELD, as Park Commissioner,	1
Number of ballots cast for HARRY PARSONS, as Park Commissioner,	1
Number of ballots cast for KURT BERGLAND, as Park Commissioner,	1
Number of ballots cast for JAMES BRADY, as Park Commissioner,	1

32ND PRECINCT.

Total number of ballots cast upon question of organization of Park District,	101
Number of ballots cast for such organization,	107
Number of ballots cast against such organi- zation,	104
Number of ballots cast for JOHN S. MURRAY, as Park Commissioner,	100

(32ND PRECINCT Cont'd)

NO. OF BALLOTS

Number of ballots cast for ERD STEERS, as Park Commissioner,	164
Number of ballots cast for RAYMOND H. WARNECKE, as Park Commissioner,	167
Number of ballots cast for DR. J. T. WARNER, as Park Commissioner,	167
Number of ballots cast for HARRY WEIDMANN, as Park Commissioner,	172
Number of ballots cast for OTTO FLEGMER, as Park Commissioner,	1
Number of ballots cast for ARTHUR SCHUELER, as Park Commissioner,	1
Number of ballots cast for LOY BLUM, as Park Commissioner,	1
Number of ballots cast for HERBERT BLUM, as Park Commissioner,	1
Number of ballots cast for H. C. DORRING, as Park Commissioner,	1
Number of ballots cast for OTTO PETERSON, as Park Commissioner,	1
Number of ballots cast for BRUCE BLAIR, as Park Commissioner,	1
Number of ballots cast for ART GELER, as Park Commissioner,	1
Number of ballots cast for HAROLD HOLLER, as Park Commissioner,	2
Number of ballots cast for CARL FRIEDLY, as Park Commissioner,	2
Number of ballots cast for ERNEST WITT, as Park Commissioner,	1

33RD PRECINCT.

Total number of ballots cast upon question of organization of Park District,	332
Number of ballots cast for such organization	113
Number of ballots cast against such organi- zation,	119
Number of ballots cast for JOHN A. WILLY, as Park Commissioner,	191
Number of ballots cast for ERD STEERS, as Park Commissioner,	135
Number of ballots cast for RAYMOND H. WARNECKE, as Park Commissioner,	191
Number of ballots cast for DR. J. T. WARNER, as Park Commissioner,	195
Number of ballots cast for HARRY WEIDMANN, as Park Commissioner,	184
Number of ballots cast for CARL FRIEDLY, as Park Commissioner,	7
Number of ballots cast for HAROLD HOLLER, as Park Commissioner,	6
Number of ballots cast for ERNEST WITT, as Park Commissioner,	1

34TH PRECINCT

Total number of ballots cast upon question of organization of Park District,	399
---	-----

34TH PRECINCT (Cont'd.)	NO. OF BALLOTS.
Number of ballots cast for such organization,	133
Number of ballots cast against such organization,	216
Number of ballots cast for JOHN S. MURRAY, as Park Commissioner,	No return
Number of ballots cast for FRED STEERS, as Park Commissioner	No return
Number of ballots cast for RAYMOND H. WARREN, as Park Commissioner,	No return
Number of ballots cast for DR. J. T. WARNER, as Park Commissioner,	No return
Number of ballots cast for HARRY WEIDEMANN, as Park Commissioner,	No return
35TH PRECINCT.	
Total number of ballots cast upon question of organization of Park District	465
Number of ballots cast for such organization,	318
Number of ballots cast against such organization	147
Number of ballots cast for JOHN S. MURRAY, as Park Commissioner,	254
Number of Ballots cast for FRED STEERS, as Park Commissioner,	252
Number of ballots cast for RAYMOND H. WARREN, as Park Commissioner,	243
Number of ballots cast for DR. J. T. WARNER, as Park Commissioner,	238
Number of ballots cast for HARRY WEIDEMANN, as Park Commissioner,	240
Number of ballots cast for LOUIS JACOBS, as Park Commissioner,	1
Number of ballots cast for E. ELWANGER, as Park Commissioner,	1
Number of Ballots cast for ARTHUR CRABBE, as Park Commissioner,	1
Number of ballots cast for MRS. PETERSON, as Park Commissioner,	1
36TH PRECINCT.	
Total number of ballots cast upon question of organization of Park District,	582
Number of ballots cast for such organization,	396
Number of ballots cast against such organization,	186
Number of ballots cast for JOHN S. MURRAY, as Park Commissioner,	230
Number of ballots cast for FRED STEERS, as Park Commissioner,	217
Number of ballots cast for RAYMOND H. WARREN, as Park Commissioner,	220

36th PRECINCT. (Cont'd.)

Number of ballots cast for DR. J. T. WAGNER, as Park Commissioner,	219
Number of ballots cast for HARRY WEIDMANN, as Park Commissioner	229

37TH PRECINCT.

Total number of ballots cast upon question of organization of Park District,	450
Number of ballots cast for such organization,	258
Number of ballots cast against such organi- zation,	191
Number of ballots cast for JOHN S. MURRAY, as Park Commissioner,	216
Number of ballots cast for FRED STELERS, as Park Commissioner,	190
Number of ballots cast for RAYMOND H. BARNECKE, as Park Commissioner,	104
Number of Ballots cast for DR. J. T. WAGNER, as Park Commissioner,	199
Number of ballots cast for HARRY WEIDMANN, as Park Commissioner,	197
Number of ballots cast for HAROLD HOLLER, as Park Commissioner,	1
Number of Ballots cast for JOHN FRIEDLEY, as Park Commissioner,	1

The total number of ballots cast at said election upon the question of organization of said described territory into and as said "PARK DISTRICT OF FOREST PARK" was 3,464, of which 1,968 were for the organization of said "PARK DISTRICT OF FOREST PARK" and 1,496 were against the organization of said "PARK DISTRICT OF FOREST PARK".

The total number of votes received by each of said persons voted for as Park Commissioners is shown as follows:

Total number of votes for JOHN S. MURRAY, as Park Commissioner,	1402
Total number of votes for FRED STELERS, as Park Commissioner,	1338
Total number of votes for RAYMOND H. BARNECKE, as Park Commissioner,	1363
Total number of votes for DR. J. T. WAGNER, as Park Commissioner,	1365
Total number of votes for HARRY WEIDMANN, as Park Commissioner,	1372
Total number of votes for REINHOLD SCHELL, as Park Commissioner,	2
Total number of votes for JULIUS VOES, as Park Commissioner,	1

Total number of votes for ERNEST WITT, as Park Commissioner,	3
Total number of votes for EMERY PARICHY, as Park Commissioner,	1
Total number of votes for KURT BERLINER, as Park Commissioner,	1
Total number of votes for JAMES GRADY, as Park Commissioner	1
Total number of votes for OTTO FELGNER, as Park Commissioner,	1
Total number of votes for ARTHUR SCHUELER, as Park Commissioner,	1
Total number of votes for ROY MOHR, as Park Commissioner	1
Total number of votes for HERBERT BURTAR, as Park Commissioner,	1
Total number of votes of H. C. DOERING, as Park Commissioner,	1
Total number of votes for OTTO PETERSON, as Park Commissioner,	1
Total number of votes for BRUCE BLAIR, as Park Commissioner,	1
Total number of votes for ARTHUR GEYER, as Park Commissioner,	1
Total number of votes for HAROLD ROSLER, as Park Commissioner,	9
Total number of votes for CARL FRIEDLY, as Park Commissioner,	9
Total number of votes for LOUIS JACOBS, as Park Commissioner,	1
Total number of votes for E. ELWANGER, as Park Commissioner,	1
Total number of votes for ARTHUR CRABBE, as Park Commissioner,	1
Total number of votes for MRS. PETERSON, as Park Commissioner,	2
Total number of votes for JOHN FRIEDLEY, as Park Commissioner,	1

NOW, THEREFORE, I HEREBY FIND, CERTIFY AND DECLARE that a majority of the votes cast within said territory at said election were cast in favor of the organization of said territory as "PARK DISTRICT OF FOREST PARK"; and that said territory, to-wit:

South East Quarter (S.E. $\frac{1}{4}$) of Section Twelve (12);
all of Section Thirteen (13); that part of Section
Fourteen (14) East of the Des Plaines River; all
of the North Half (N. $\frac{1}{2}$) of Section Twenty-four (24)
East of the Des Plaines River; that part of the North
Two Hundred Two and 04/100 (202.04) feet of the North
East Quarter (N.E. $\frac{1}{4}$) of Section Twenty-three (23),
Township Thirty-nine (39) North, Range Twelve (12),
East of the Third Principal Meridian, lying East
of the center line of the Des Plaines River and West

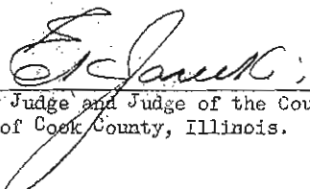
of a line Seven Hundred Forty-seven and ninety-six hundredths (747.96) feet of and parallel to the west line of said Section Twenty-three (23); also that part of the South Two Hundred Two and 04/100 (202.04) feet North Four Hundred Four and 08/100 (404.08) feet of the North East Quarter (N.E. 1/4) of Section Twenty-three (23), Township Thirty-nine (39) North, Range Twelve (12), East of the Third Principal Meridian, lying east of the center line of the Les Plaines River and West of a line Six Hundred Twenty-five and ninety-six hundredths (625.96) feet West of and parallel to the East line of Section Twenty-three (23), situated in the County of Cook and State of Illinois,

being all of the territory embraced in and comprising the Village of Forest Park, situated in the County of Cook and State of Illinois, is duly organized into a Park District pursuant to the aforesaid statute, under the said name of "PARK DISTRICT OF FOREST PARK"; with all the powers and privileges of a Park District of the State of Illinois organized under such Act; whereof let all persons take notice; and I FURTHER FIND, CERTIFY AND DECLARE that said JOHN S. MURRAY; FRED STELERS; RAYMOND H. WARNECKE; DR. J. T. WARNER and HARRY WEIDEMANN are the five (5) persons who received the highest number of votes cast at said election for Commissioners for said "PARK DISTRICT OF FOREST PARK"; and it now appearing to the Court that each of said Commissioners has taken and subscribed an oath to well and faithfully discharge his duties as such Commissioner, and upon the filing of such oath in this Court, and the filing of a Bond by each of said Commissioners in the penal sum of FIVE THOUSAND (\$5000.00) DOLLARS to said "PARK DISTRICT OF FOREST PARK" for the faithful discharge of his duties, and the approval of said Bonds by this Court, and the filing of said Bonds in the office of the Clerk of the County Court of Cook County, being the County in which all of said Commissioners reside; I, THEREFORE, HEREBY FIND, CERTIFY AND DECLARE that said JOHN S. MURRAY; FRED STELERS; RAYMOND H. WARNECKE; DR. J. T. WARNER and HARRY WEIDEMANN, were, at said

election, duly elected, and are upon the filing of such Oath and Bond
as aforesaid, duly elected Commissioners of said "PARK DISTRICT OF
FOREST PARK" as provided in said Act.

WITNESS my hand and seal this 13 day of November,
A. D. 1934.

Let this statement of the result of said election be
entered upon the records of the County Court of Cook County, Illinois.


County Judge and Judge of the County
Court of Cook County, Illinois. (SEAL)

ATTACHMENT D
Letters of Support from Community-Based Organizations

West Suburban Special Recreation Association

Serving the residents of the
following park districts:

Benwyn
Clyde
Forest Park
Franklin Park
Hawthorne
Norridge
North Benwyn
Oak Park
River Forest
and the villages of:
Elmwood Park
Harwood Heights



2915 Maple Street
Franklin Park, IL 60131
Phone 847.455.2100
Fax 847.455.2157
www.wssra.org

December 26, 2013

Mr. Larry Piekarz, Executive Director
Park District of Forest Park
7501 West Harrison Street
Forest Park, IL 60130

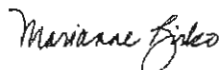
Dear Mr. Piekarz,

Please accept this letter as evidence of the strong support from West Suburban Special Recreation Association; WSSRA for the Park District of Forest Park's application to the U.S. EPA for a Brownfields Assessment Grant to clean up the contamination at the former Roos Property, 7329 West Harrison Street, Forest Park, Illinois. We are grateful to see that the abandoned building is being demolished so soon after your purchase, and know that the Park District is committed to redeveloping this property as a park that will compliment the adjacent Park District property and serve the needs of the community.

The Park District of Forest Park is one of eleven partners with WSSRA who provides year round recreation services for individuals who have disabilities who live in Forest Park and our ten other communities. WSSRA counts on the Park District of Forest Park as a tremendous supporter who provides us access to your facilities and green space for many of the recreation programs offered. We appreciate all that the Park District of Forest Park has done in the past and look forward to the many opportunities that this new facility and green space will provide for the community and WSSRA programs.

WSSRA is a strong supporter of the Park District of Forest Park and support the cleanup grant application. WSSRA staff will serve as a partner in this project providing feedback in all accessibility related components. This long awaited project will expand the communities much needed use of programming and green space that will allow the Park District of Forest Park the opportunity to better serve all persons including those with disabilities. If any additional information is needed feel free to contact me at 847.455.2100.

Sincerely,



Marianne Birko
WSSRA Executive Director

District No. 91

Forest Park Public Schools

Dr. Louis Cavallo, Superintendent of Schools
Mr. Edward J. Brophy, Asst. Superintendent of Operations

Administrative Office
424 DesPlaines Avenue
Forest Park, IL 60130-1718
(708) 366-5700
Fax (708) 366-5761

Board of Education

Francis J. Mott, President
Mary Win Connor, Vice-President
Rafael Rosa, Secretary
Sean A. Blaylock
John A. Tricoci, Jr.
Mike O'Connor
Eric Connor

December 26, 2013

William J. Milnamow
Principal
Betsy Ross School
1315 Marengo Ave.
(708) 366-7498

Mary J. Stauder
Principal
Garfield School
543 Hannah Ave.
(708) 366-6945

Wendy F. Trotter
Principal
Grant-White School
147 Circle Ave.
(708) 366-5704

Dr. Tiffany Brunson
Principal
Field-Stevenson School
925 Beloit Ave.
(708) 366-5703

Karen A. Bukowski
Principal
Joseph Pisano
Asst. Principal
Forest Park Middle School
925 Beloit Ave.
(708) 366-6742

Michelle Gossett
Director of Student Services
Julie Hanson
Asst. Director of Student Services
925 Beloit Avenue
(708) 366-5742

Mr. Larry Piekarz, Executive Director
Park District of Forest Park
7501 Harrison
Forest Park, IL 60130

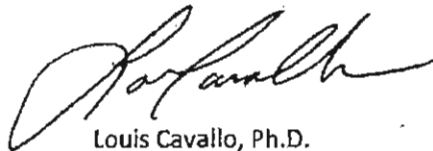
Dear Mr. Piekarz,

Please accept this letter as evidence of our strong support from the Forest Park School District 91 for the Park District's application to the U.S. EPA for a Brownfields Assessment Grant to aid in clean up the contamination at the former Roos Property, 7329 West Harrison Street, Forest Park, Illinois. We are grateful to see that the abandoned building is being demolished so soon after your purchase, and know that the Park District is committed to redeveloping this property as a park that will complement the adjacent Park District Property and serve the needs of the community.

As you know, the Forest Park School District is committed to working with the Park District is serving our residents. Through an Intergovernmental agreement, the cooperative spirit remains high to help the Park District reach its goal of outstanding service to the Students and Residents of Forest Park.

We are a strong supporter of the Park District and support the Brownfields Assessment Grant application. As always, we will serve as a partner in this project.

Sincerely,



Louis Cavallo, Ph.D.
Superintendent
Forest Park District 91

ATTACHMENT E
Documentation of Leveraged Funds

Referenda Results – February 2, 2010

Thirteen questions related to park, recreation and conservation agencies appeared on Illinois ballots in February. In Grundy County, voters turned down an opportunity create a new park district, but a similar measure met with approval in Christian County, where voters approved the formation of the Edinburg Park District. Voters generally rejected bond referenda. Only one bond measure of the six on the ballots met with approval. Our congratulations go to the community of Carol Stream, whose citizens chose bond funding as a way to build and equip a new indoor pool complex and fund improvements to other parks. In a notable turn of events, three of five tax measures met with voter approval. The Milledgeville Unit Park District is now empowered to levy a tax to fund recreational programs and was able to achieve a slight increase in the limiting rate under the Property Tax Extension Limitation Law (PTELL). Voters in Cook County also favored a slight increase the PTELL limiting rate for the Park District of Forest Park.

The following table summarizes the types of initiatives, the amounts requested and vote totals. Data for this report were obtained from county election authorities after all precincts were counted but before votes were made official. If you are aware of an initiative that is not included, please contact me at pmurphy@ILparks.org.

Park and Forest Preserve Referenda Results

DISTRICT	JURISDICTION	TYPE	DESCRIPTION	PASS/FAIL	VOTES YES/NO
Carol Stream Park District	DuPage	Bond	"Shall the Carol Stream Park District, DuPage County, Illinois, build and equip a recreation center with an indoor pool to replace the Aldrin Community Center, build, maintain, improve and protect parks, sports fields, pathways and other facilities of said Park District, purchase and improve land and issue its bonds to the amount of \$37,000,000 for the purpose of paying the costs thereof?"	Pass	Yes = 3,578 No = 2,694
Coaler Springs Park District	Grundy	Misc.	"Shall the proposed Coaler Springs Park District be organized and established as a General Park District under the provisions of the Park District Code in the Territory described as follows ... For/Against Park District?"	Fail	Yes = 501 No = 1,585
Dekalb Park District	DeKalb	Bond	"Shall the Dekalb Park District, Dekalb, Illinois, build and equip an Aquatics Center at Hopkins Park to replace the existing aquatic center, provide other site improvements to Hopkins Park and issue bonds in the amount of \$15,000,000 for the purpose of paying the costs thereof?"	Fail	Yes = 1,281 No = 3,968
Edinburg Park District	Christian	Misc.	"Shall a new Park District, called the Edinburg Park District, comprising the following described territory... be formed?"	Pass	Yes = 329 No = 86
Frankfort Park District	Cook, Will	Tax	"Shall the limiting rate under the Property Tax Extension Limitation Law for the Frankfort Park District, Will and Cook Counties, Illinois, be increased by an additional amount equal to .03% above the limiting rate for the purpose of paying operating and capital costs for levy year 2008 and be equal to .1507% of the equalized assessed value of the taxable property therein for levy year 2009?"	Fail	Yes = 985 No = 1,822

DISTRICT	JURISDICTION	TYPE	DESCRIPTION	PASS/FAIL	VOTES YES/NO
Hampshire Park District	Kane	Tax	"Shall the limiting rate under the Property Tax Extension Limitation Law for the Hampshire Park District, Kane County, Illinois, be increased by an additional amount equal to 0.0500% above the limiting rate for park purposes for levy year 2008 and be equal to 0.1397% of the equalized assessed value of the taxable property therein for levy year 2009?"	Fail	Yes = 408 No = 937
Hampshire Park District	Kane	Bond	"Shall bonds of the Hampshire Park District, Kane County, Illinois, to the amount of \$4,900,000 be issued for the purpose of building, maintaining, improving and protecting the Bruce Ream Park and other Park Facilities located within said Park District and paying and retiring its general obligation limited tax bonds and debt certificates issued to finance improvements to existing facilities and new building construction within said Park District?"	Fail	Yes = 488 No = 866
Midlothian Park District	Cook	Bond	"Shall the Midlothian Park District, Cook County, Illinois, build and equip an addition to and alter, renovate, improve and equip the Don Preston Recreation Center, including to provide an indoor lap pool, walking track, playground and fitness center, improve the site thereof and issue its bonds to the amount of \$8,500,000 for the purpose of paying the costs thereof?"	Fail	Yes = 983 No = 1,321
Milledgeville Unit Park District	Carroll, Whiteside	Tax	"Shall the Milledgeville Unit Park District be authorized and empowered to levy and collect a tax of .09375% for the purpose of recreational programs as provided in Section 5-2 of 'The Park District Code'?"	Pass	Yes = 215 No = 141
Milledgeville Unit Park District	Carroll, Whiteside	Tax	"Shall the Milledgeville Unit Park District be authorized to levy and collect an additional tax of not to exceed .25% for all corporate purposes as provided in Section 5-3 of 'The Park District Code'?"	Pass	Yes = 207 No = 161
Park District of Forest Park	Cook	Tax	"Shall the limiting rate under the Property Tax Extension Limitation Law for the Park District of Forest Park, Cook County, Illinois, be increased by an additional amount equal to 0.120% above the limiting rate for park purposes for levy year 2008 and be equal to 0.521% of the equalized assessed value of the taxable property therein for levy year 2009?"	Pass	Yes = 1,450 No = 967
River Forest Park District	Cook	Bond	"Shall the River Forest Park District, Cook County, Illinois, acquire the former Oilily property located at 103 Forest Avenue, demolish all or a portion thereof, construct and equip a park district recreation center on the site thereof, and issue its bonds to the amount of \$8,000,000 for the purpose of paying the costs thereof?"	Fail	Yes = 576 No = 2,599
Waterloo Park District	Monroe	Bond	"Shall Waterloo Park District, in the City of Waterloo, Monroe County, Illinois, undertake the rehabilitation and repair of the Park District swimming pool, and related facilities, improvements and costs, and issue its bonds to the amount of \$575,000 for the purpose of paying costs thereof?"	Fail	Yes = 716 No = 868

**Primary Election 2010
February 2, 2010
Summary Report
Cook**

Registration & Turnout

	Registration	Turnout	
Total Registration and Turnout	1,439,415	367,688	25.54%

Contests

DEM - U.S. Senator	1937 of 1937 precincts counted		100.00%
Robert Marshall	9,028		3.93%
David Hoffman	93,911		40.89%
Jacob J. Meister	2,757		1.20%
Alexander "Alexi" Giannoulas	85,999		37.44%
Cheryle Jackson	37,974		16.53%
Total	229,669		
DEM - Governor	1937 of 1937 precincts counted		100.00%
Pat Quinn	118,519		51.97%
Daniel W. Hynes	109,518		48.03%
Total	228,037		
DEM - Lieutenant Governor	1937 of 1937 precincts counted		100.00%
Arthur L. Turner	53,970		26.26%
Terry Link	24,548		11.94%
Rickey R. Hendon	23,822		11.59%
Scott Lee Cohen	58,692		28.56%
Thomas Michael Castillo	22,574		10.98%
Mike Boland	21,915		10.66%
Total	205,521		
DEM - Attorney General	1937 of 1937 precincts counted		100.00%
Lisa Madigan	214,210		100.00%
Total	214,210		
DEM - Secretary of State	1937 of 1937 precincts counted		100.00%
Jesse White	215,358		100.00%
Total	215,358		
DEM - Comptroller	1937 of 1937 precincts counted		100.00%
David E. Miller	87,706		40.94%
S. Raja Krishnamoorthi	110,917		51.77%
Clinton A. "Clint" Krislov	15,607		7.29%
Total	214,230		
DEM - Treasurer	1937 of 1937 precincts counted		100.00%
Justin P. Oberman	88,040		42.07%

NO		1,568	52.69%
	Total	2,976	
Village of Winnetka Ref - Streetscape	12 of 12 precincts counted		100.00%
YES		3,380	67.93%
NO		1,596	32.07%
	Total	4,976	
P. D. of Forest Park Ref - Increase Limiting Rate	11 of 11 precincts counted		100.00%
YES		1,454	59.96%
NO		971	40.04%
	Total	2,425	
Midlothian P.D. Ref - Issue Bonds	12 of 12 precincts counted		100.00%
YES		1,010	42.71%
NO		1,355	57.29%
	Total	2,365	
River Forest Park District Ref - Issue Bonds	10 of 10 precincts counted		100.00%
YES		578	18.13%
NO		2,610	81.87%
	Total	3,188	
School District 113A Ref - Increase Limiting Rate	14 of 14 precincts counted		100.00%
YES		1,662	32.88%
NO		3,393	67.12%
	Total	5,055	
School District 171 Ref - Increase Limiting Rate	10 of 10 precincts counted		100.00%
YES		1,149	53.72%
NO		990	46.28%
	Total	2,139	
Unit School District 205 Ref - Building Use	1 of 1 precincts counted		100.00%
YES		0	0.00%
NO		0	0.00%
	Total	0	
High School District 203 Ref - Issue Bonds	60 of 60 precincts counted		100.00%
YES		8,068	37.04%
NO		13,713	62.96%
	Total	21,781	

FOREST PARK REVIEW

Voters support park plan

Tuesday, February 9th, 2010 10:00 PM

By Josh Adams

One day after voters in Forest Park said they would support a property-tax increase so that the park district could purchase another 2.5 acres and expand its offerings, officials there began working to get a deal in place sooner rather than later.

For months, the Park District of Forest Park has been bending the ear of bankers, attorneys, legislators and taxpayers, trying to convince them all of its intentions to spend an estimated \$6 million acquiring and rehabbing the so-called Roos property at the corner of Circle and Harrison. The site fell into foreclosure after a massive condo and townhouse project was dragged down by the economy, and now is a massive eyesore that sits immediately to the east of the park's existing campus. On Feb. 2, an estimated 60 percent of voters gave the park district permission to collect an additional 12 cents for every \$100 of assessed property value, and to use that money to acquire the Roos.

The vote was an important step forward, according to Cathy McDermott, president of the park board, but it really marks the beginning of putting plans into action.

"Everything was contingent on the referendum passing," McDermott said.

According to McDermott, the park has not yet begun talking dollars and cents with Amcore Bank, the lender that foreclosed on the property in May 2009. However, the park district has made clear that it would like to buy the land. Similar conversations have taken place with state and federal lawmakers in the hopes of obtaining grant funding to offset development costs.

Immediately, the next step for the park is to get an appraisal of the Roos. That figure should provide a jumping off point to begin negotiations with Amcore.

Roy Sansone, a member of the park district board, said he's "100 percent" confident that those negotiations will be fruitful.

"We've got the ball in our hands now, and we're out of the starting block," he said.

Working in the park district's favor is that Amcore is facing real pressure from federal regulators to boost its liquidity and dump its troubled holdings. In January, Amcore Financial Inc. was told by the federal Office of the Comptroller that its capital infusion plan was not good enough, according to the Chicago Tribune.

Potentially reducing the park's leverage at the negotiating table is the possibility of other interested buyers, and the fact that every dollar spent acquiring the property reduces the budget for rehabbing the crumbling former factory into a multi-story gem. During a public awareness campaign regarding the tax referendum, the park unveiled preliminary plans to install green space, walking paths and garden areas around the oldest portion of the Roos building that fronts along Harrison. The badly deteriorated portion of the building that

faces Circle Avenue would be demolished. Within the remaining portion, park officials have planned for a fitness center, classroom space, offices and daycare facilities.

McDermott said the board is committed to using its new revenue responsibly and will not pay more than fair market value for the site.

***Park District of Forest Park
February 2, 2010
Referendum Information***

Frequently Asked Questions

Q: Why is the park district asking for a referendum?

A: The opportunity exists RIGHT NOW for the park district to acquire the property just east of its current site and is asking the residents of Forest Park for their input regarding how they would like to see this property utilized.

Q: What does the ballot question represent?

A: The question represents funding for the ACQUISITION, DEVELOPMENT and continued OPERATION of the Roos property.

Q: What is the wording of the referendum question on the ballot?

A: Shall the limiting rate under the Property Tax Extension Limitation Law for the Park District of Forest Park, Cook County, Illinois, be increased by an additional amount equal to 0.120% above the limiting rate for park purposes for levy year 2008 and be equal to 0.521% of the equalized assessed value of the taxable property therein for levy year 2009?

Q: Why is the question worded this way; what does it mean in non-technical terms?

A: Illinois state laws set requirements on how ballot questions are worded. In non-technical terms, the question asks for a \$0.12 per \$100 EAV tax rate increase.

Q: Why doesn't the ballot wording specifically list the projects and improvements to the Roos project?

A: The park district is asking for two different types of funding: purchase/development and continued operating costs. Because of this, it is not solely a bond issue and not all projects are required to be listed. Also, the language of the ballot would get extremely convoluted if all projects were listed on the ballot. Furthermore, due to the large scope of the project, NOT listing the specific projects and improvements allows for more flexibility within the scope of the project.

Q: If the referendum passes and the park district does not acquire the Roos property, what will happen with regard to the tax increase?

A: The park district would like to continue on with the plan to demolish building #4 and erect and operate a gymnasium in its place, but would abate the majority of the tax increase.

Q: What is the fiscal impact of the referendum? How much will it cost me?

A: The referendum's impact is 1.45% increase on a typical Forest Park resident's total tax bill. For example, if your total yearly tax bill is \$4,000, you will see a \$57.10 yearly increase.

Q: What is the current limiting rate for the park district and what would the new rate be?

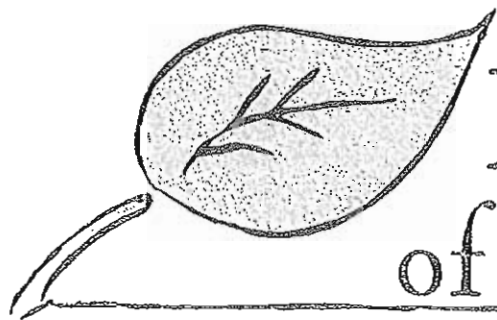
A: The current rate is \$0.401 per \$100 EAV. The new rate would be \$0.521 per \$100 EAV.

Q: What percentage of my total tax dollars go to the park district?

A: The Park District of Forest Park receives approximately 5.5% of total tax dollars collected in Forest Park.

Q: Who can I contact for additional questions?

A: For additional information, please contact Larry Piekarz at 708.366.7500 x12 or lpiekarz@pdofp.org.



Park District of Forest Park

take time for fun!

The goal of the Park District of Forest Park is to create a team of residents, commissioners and staff to develop a regional park that stays within the means of the community and services all ages.

Proposed for the outdoor area are spaces that allow for both

active and passive recreation:

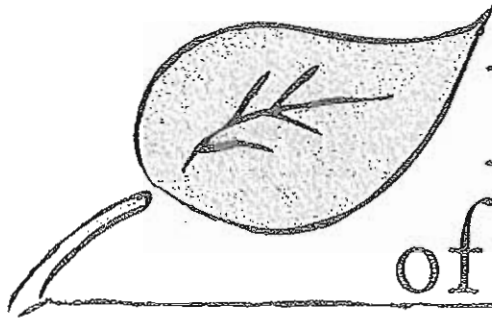
- A large open, grassy space
 - An ADA compliant tot playground for children ages 2-6
 - Garden plots for community gardening
 - An amphitheatre for outdoor concerts and performances
 - A gazebo and picnic area
 - A plaza with fountain and benches
 - A covered bicycle parking area for CTA commuters
 - Additional and extended walking paths
-

Adding outdoor recreation space will dramatically increase the opportunities for outdoor recreation in the village of Forest Park.

We currently have 1.1 acres of open space per 1,000 residents, whereas the national standard is 6.5-10 acres/1,000 residents.

FOR MORE INFORMATION CONTACT LARRY PIEKARZ

708.366.7500 or via email at lpiekarz@pdofp.org



Park District of Forest Park

Take time for fun!

The Roos building is a landmark building in Forest Park. At this time, the blighted property has been vacant for more than 5 years.

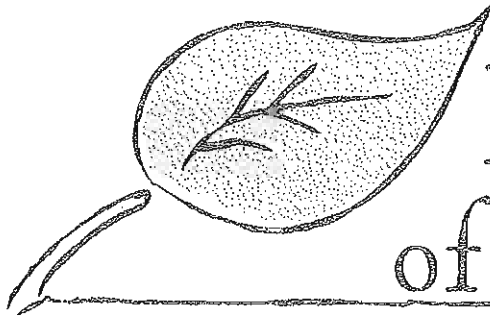
There has been dumping on the property and "tagging" and vandalism to the inside and outside of the building.

With the input of residents of the village, the Park District plans to turn the building into a multi-use facility that serves all ages of people.

Proposed uses of the Roos Building include:

- Teen Program Center
 - Senior Meeting Area
 - Preschool Facility
 - Multi-Purpose Classrooms
 - Fitness Room
 - Before and After School Care Facility
 - Party Room in the tower with a spectacular view of the Chicago Skyline
 - Headquarters for West Suburban Special Recreation Association
-

Furthermore, the Park District proposes the demolition of Building #4 on the east side of the current property and would like to build a gymnasium in its place.



Park District of Forest Park

take time for fun!

Financial Implications

The Park District of Forest Park is asking for a tax rate increase for purchase of the Roos property, development, and operating costs.

The tax rate impact breaks down as follows:

Total Yearly Tax Bill	Yearly Increase
\$3,000	\$42.83
\$3,500	\$49.96
\$4,000	\$57.10
\$4,500	\$64.24
\$5,000	\$72.50
\$5,500	\$79.95
\$6,000	\$87.00

The referendum's impact is 1.45% increase on a typical Forest Park resident's total tax bill. The debt service on this increase will extend to future residents of Forest Park for 25 years.

FOR MORE INFORMATION CONTACT LARRY PIEKARZ

708.366.7500 or via email at lpiekarz@pdofp.org

ATTACHMENT F
Justification for Waiver of \$200,000 Limit

The requested grant amount is less than the \$200,000 limit, therefore the PDFP is not requesting a waiver.

ATTACHMENT G
Property-Specific Determination Request

The Former Roos Property does not fall into the category of properties that require a property-specific determination. Therefore, the Park District of Forest Park is not requesting a property-specific determination.

ATTACHMENT H
Commitment Letters from Assessment Coalition Members

The Park District is not part of a coalition; therefore, no commitment letters are required.

ATTACHMENT I
Petroleum Eligibility Determination Information

The Former Roos Property is not a petroleum site; therefore, no petroleum eligibility determination is required.

ATTACHMENT J
Other Factors Checklist

Other Factors Checklist

Name of Applicant: Park District of Forest Park

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less.	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	
	Project is primarily focusing on Phase II assessments.	
x	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	9 & 15
	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <u>applicant must attach documentation</u> which demonstrates this connection to a HUD-DOT-EPA PSC grant.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
x	Community is implementing green remediation plans.	6 & 15
x	Climate Change	15

Other Factors Checklist

Name of Applicant: Park District of Forest Park

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	
	Project is primarily focusing on Phase II assessments.	
x	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	9 & 15
	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <u>applicant must attach documentation</u> which demonstrates this connection to a HUD-DOT-EPA PSC grant.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
x	Community is implementing green remediation plans.	6 & 15
x	Climate Change	15